

HERITAGE IMPACT STATEMENT:

CAMP HILL PRIMARY SCHOOL (VHR H1642) 50 GAOL ROAD, BENDIGO



PREPARED FOR: Victorian School Building Authority c/o Morton & Co
DATE: 22 July 2025
FILE: 2025-002

PROJECT TEAM

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The subject site forms part of the traditional lands of the Dja Dja Wurrung People, who are represented by the Dja Dja Wurrung Clans Aboriginal Corporation. This report is limited in its scope to consideration of post-contact cultural heritage and does not provide advice on any Aboriginal cultural heritage significance. Nonetheless, we acknowledge the Dja Dja Wurrung People as the Traditional Owners of the land at this place and pay our respects to their Elders past and present. For more information on the Dja Dja Wurrung People, please visit <https://djadjawurrung.com.au/>.

Cover page image: Camp Hill Primary School, no date (Source: Photograph held at Camp Hill Primary School)

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SUMMARY

HERITAGE IMPACT STATEMENT FOR:

Camp Hill Primary School

VICTORIAN HERITAGE REGISTER (VHR) NUMBER:

H1642

THIS HERITAGE IMPACT STATEMENT FORMS PART OF A PERMIT APPLICATION FOR:

The removal of portable classrooms and their replacement with a landscaped area. And at the northeast corner of the site adjacent to Gaol Road, the removal of an informal garden area with sheds and temporary structures, and the construction of a new single-storey building comprising classrooms and ancillary spaces, with surrounding landscape and new boundary fence treatments.

PRE-APPLICATION MEETING NUMBER: P40762

A preliminary drawing set and documentation, that form part of a masterplan for Camp Hill Primary School, were submitted as part of a pre-application with Heritage Victoria on 13 February 2025. Heritage Victoria raised the following items in response, which have been addressed in this HIS:

- *The proposed removal of several large, mature trees along the front boundary will require submission of an arborist report. While the trees are not specifically noted in the statement of significance, their apparent maturity suggests they may be early plantings and the reasons for their removal should be interrogated as part of the Heritage Impact Statement.*

ADDRESS AND LOCATION DESCRIPTION:

The heritage place comprises buildings and landscape at a site (totalling 1.43 hectares) addressed as 50 Gaol Road, Bendigo.

The proposal affects the northern half of the land included in the extent of registration (as described in Diagram 1642 as held by the Executive Director, Heritage Victoria) for the place.

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PART A: INTRODUCTION & HERITAGE SIGNIFICANCE

1 BACKGROUND

This Heritage Impact Statement (HIS) considers a development proposal that forms part of a masterplan for Camp Hill Primary School at 50 Gaol Road, Bendigo (the subject site or heritage place) which is included in the Victorian Heritage Register as H1642 – Camp Hill Primary School. The project is a result of ‘upgrade and modernisation’ funding provided in the 2023-24 State Budget.

The intent of this project is to replace relocatable classrooms with permanent facilities, to provide contemporary learning spaces to meet the school’s needs. The proposed works includes the removal of three sets of modern, portable classrooms from two locations near the 1877 school building (the heritage building) and their replacement with landscaped areas, and the construction of a permanent single-storey classroom building at the northeast corner of the site. The proposal is described in documentation (architectural drawings and renders) prepared by Morton & Co dated 26 June 2025, and a landscape plan by Mexted Rimmer Associates dated 12 June 2025.

The design team have engaged heritage advice from the early phases of master planning. Site inspections were undertaken by GJM on 1 December 2023 and 25 January 2025, inspecting the exterior of the school buildings, and views of the heritage building and proposed development site from within the school grounds and from public realm views. The inspections were visual only; no destructive or invasive testing was conducted. All photos included in this HIS were taken during these inspections unless otherwise stated.

Note: the advice contained in this memorandum is limited to historic (non-Indigenous) built heritage and does not address Aboriginal cultural heritage or historic archaeology.

1.1 Location

The subject site is located within the historical Government Camp Precinct of Bendigo, abutting Rosalind Park (VHR H1866) on its western and southern boundaries, and the Old Police Barracks (VHR H0545) at its eastern boundary.

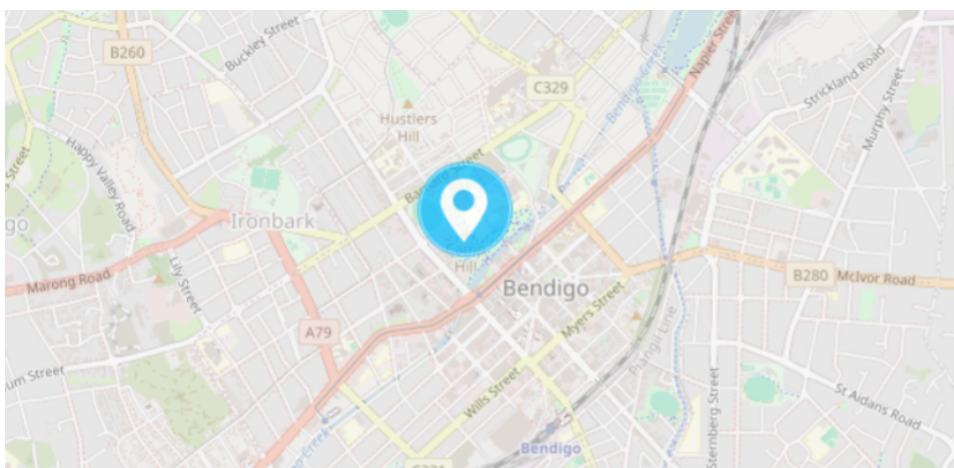


Figure 1. Location map of the subject site within Bendigo (Source: Melway Online)

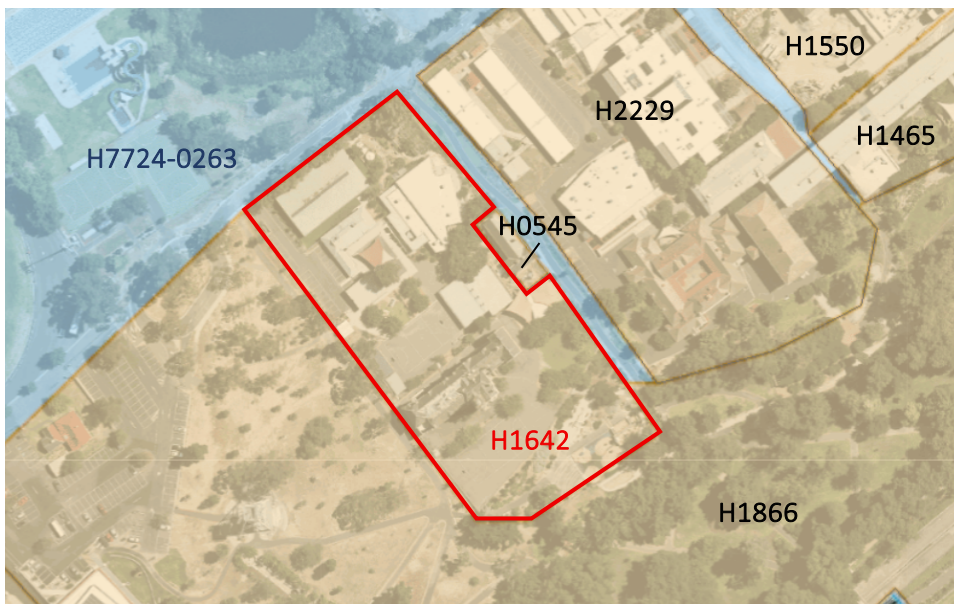


Figure 2. Location of Camp Hill Primary School (VHR H1642; indicated in red) and the immediate context (Source: Vicplan)

2 SUMMARY HISTORY OF THE HERITAGE PLACE

The following historical summary is based on those within the Heritage Victoria and Register of the National Estate citations for the place (included in full at Appendix A), with additional sources as cited.

In 1852, 66 acres was initially set aside at the location of the subject site for police purposes, providing a base for military and police presence during the 1850s, when a large number of people were attracted to the goldfields. The Gold Commissioner's Headquarters were also located on this reserve. The government soon decided it was also a suitable site for a central school. A Parish Plan (Figure 3) illustrates the initial extent reserved for the state school, adjacent to a Police Reserve, Educational Purposes Reserve and the later High School Reserve.

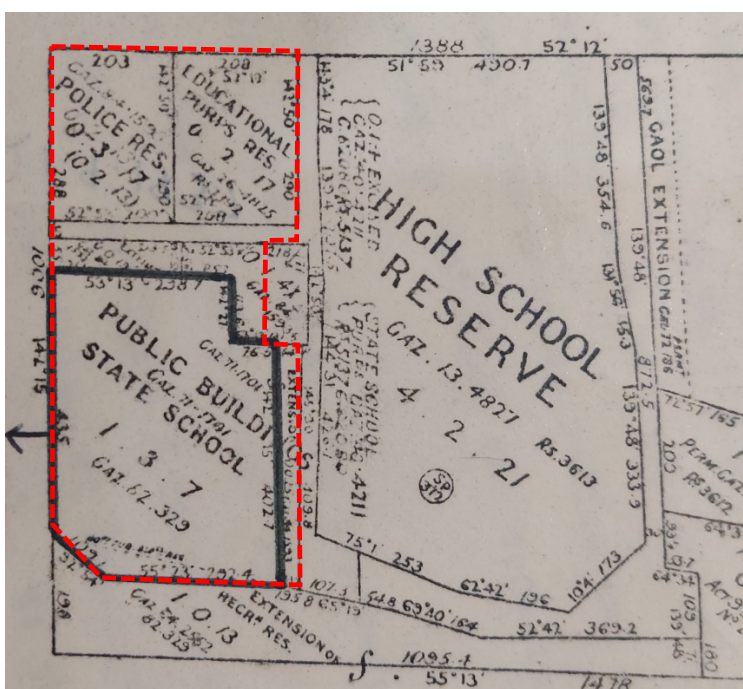


Figure 3. Parish plan showing the earlier extent reserved for the State School (indicated in black). Current boundary of the subject site approximated in red (Source: Provided by school)

The two storey school building was built in 1877, designed by Henry Bastow, chief architect of the Education Department, and constructed by contractor Thomas Corley. The design included a tower which served as the city's fire lookout and accommodated the city fire bell. Camp Hill Primary School opened in 1878 with an enrolment of 1,290 students. Few external alterations have been made to the building since it was originally constructed, and the building remains in use as a primary school.



*Figure 4. Early photo of the principal (southern) elevation of the 1877 school building [no date to photo]
(Source: Photograph held at school)*

A red brick building (at the northern end of the subject site) was built on the Police Reserve as stables, associated with the Police Barracks and likely the adjacent sergeant's quarters (shown at Figure 5; the sergeant's quarters since demolished). A 1924 plan and 1929 aerial photograph (Figure 5 & Figure 6) indicate that the stables were built by this period. The former stables building, now incorporated into the school grounds, serves as classrooms (called 'Block B') with a later facilities wing built off the southwest end. The other buildings shown in early plans and photographs, associated with the school and police, have been removed.

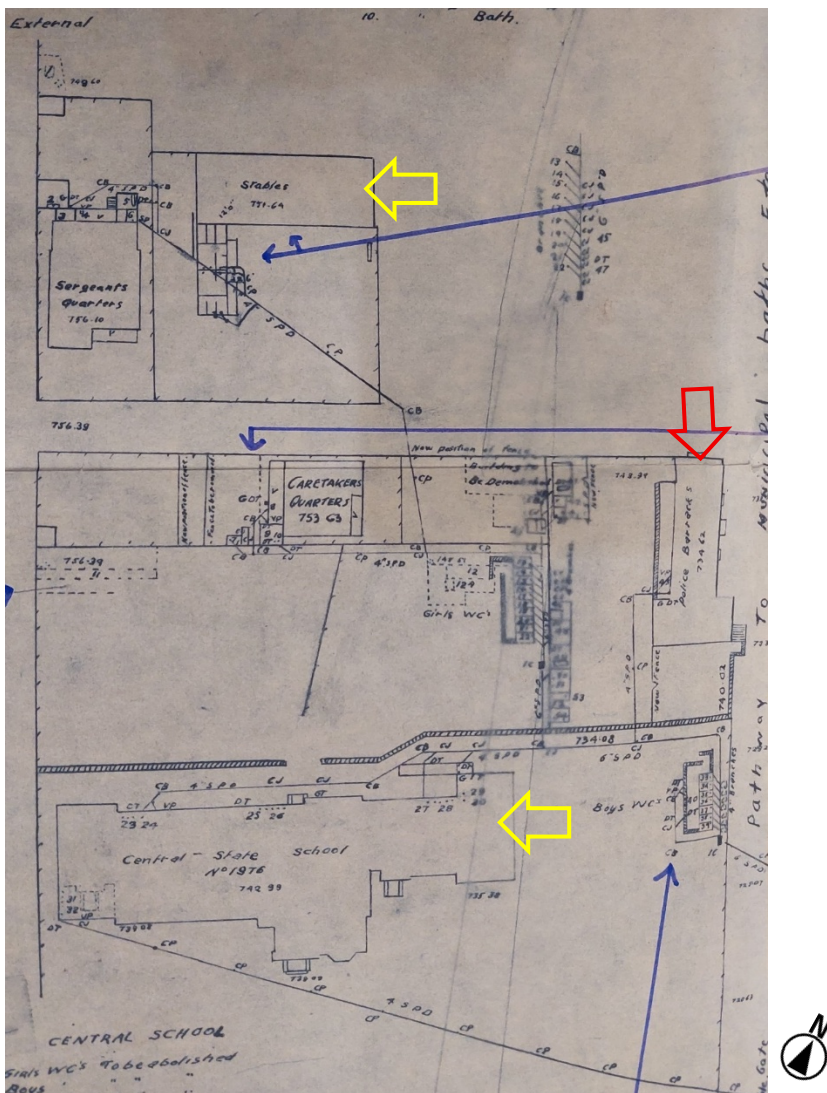


Figure 5. 1924 plan showing buildings at the subject site at this date. Those buildings that remain within the subject site are indicated by the yellow arrows. The former police barracks (indicated by the red arrow) remains, outside of the subject site (Source: Provided by school)



Figure 6. Oblique aerial photograph looking southeast at the subject site, 1929. The earlier extent of the school grounds is evident. (Source: SLV Record ID 9916538953607636)



Figure 7. Oblique aerial photograph, looking west at the subject site, c1934. The earlier extent of the schoolgrounds is evident. (Source: SLV Record ID 9916531763607636)

Parish Plans illustrate that the current boundary of the primary school reserve was established by 1952, the primary school, high school and gaol site encompassed under a Governmental Purposes Reserve, within the Public Recreation and Drainage Purposes Reserve of Rosalind Park (Figure 8).¹ It is not confirmed at what date the school started occupying the land and buildings (eg. the former stables) to the north of the school reserve shown at Figure 3.

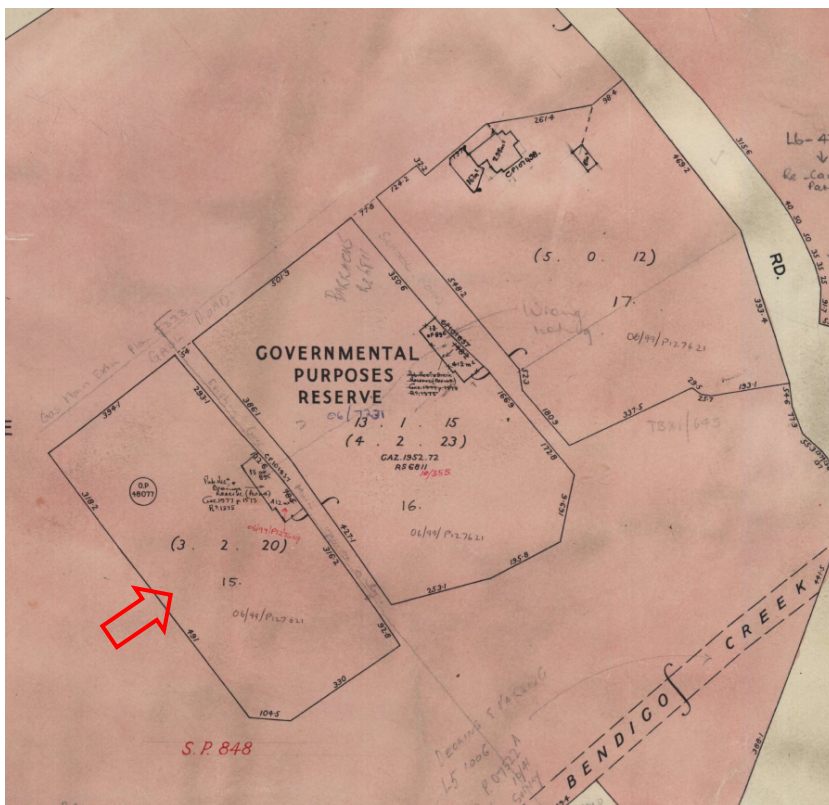


Figure 8. Parish Plan showing the subject site (indicated by the arrow) as part of a 'Governmental Purposes Reserve,' gazetted in 1952 (Source: Parish of Sandhurst Plan)

¹ Victorian Government Gazette, 9 January 1952, p 72.



Figure 9. Oblique aerial photograph, looking south at the subject site, 1954 (Source: SLV Record ID 9934087093607636)

Various other school buildings have been constructed at, or relocated to, the subject site in the twentieth and early twenty-first centuries, including utility sheds, the BER building, a large arena roof over sports courts at the north end of the school, and three sets of portable classrooms (illustrated at Figure 12).



Figure 10. Aerial photograph of the subject site, 1966. Approximate boundary of the subject site indicated in red (Source: Landata Vic)

3 SUMMARY DESCRIPTION OF THE HERITAGE PLACE

3.1 Context & Key Views

The subject site is in a prominent, elevated location upon Camp Hill, the heritage building rising above and facing Bendigo central to the southeast.

External to the site, the imposing two-storey heritage building is highly visible in a range of views from Rosalind Park to the southeast and southwest, and from Bendigo Secondary College to the northeast (indicated by yellow arrows in Figure 11). Within the site, the key views are from the hard sports courts immediately to the northwest and southeast of the heritage building (indicated by blue arrows in Figure 11).

Located immediately adjacent to the subject site, on the eastern boundary is the Old Police Barracks (VHR H0545; indicated in orange at Figure 11). Adjacent to the east is Bendigo Senior Secondary College (VHR H2229). To the north of the subject site is the newly redeveloped Municipal Baths. To the south and west of the subject site is Rosalind Park (VHR H1866).

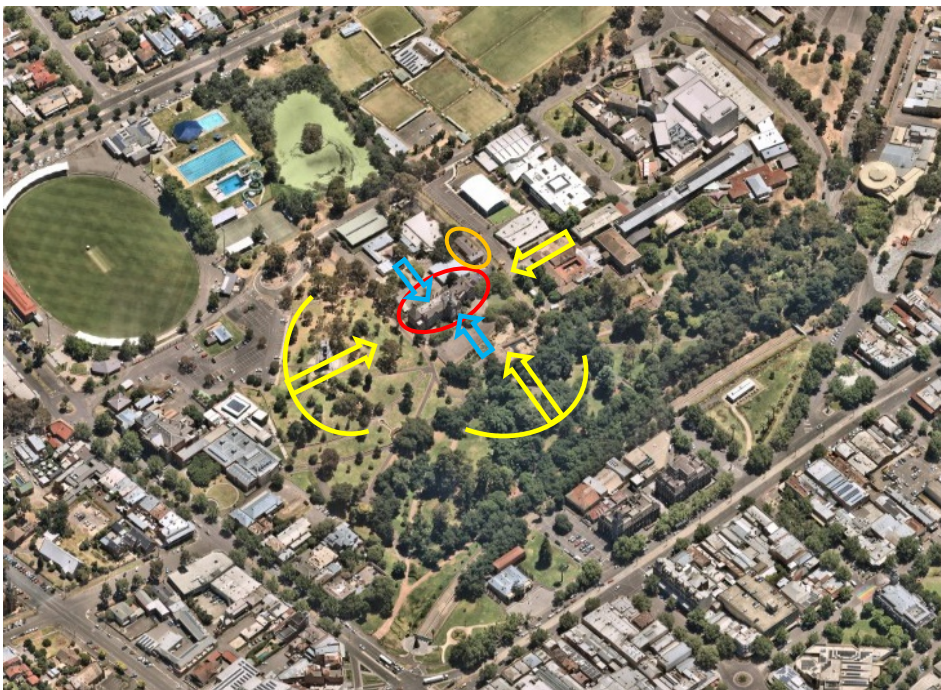


Figure 11. The heritage building at the subject site, indicated in red. Key public realm views to the building indicated by the yellow arrows. Key internal views to the building indicated by the blue arrows. The Old Police Barracks (VHR H0545) is indicated in orange (outside the subject site) (Basemap source: Nearmap)

3.2 Place Description

The following summary description has been adapted from the Heritage Victoria and Register of the National Estate citations for the place, with additional observations from the site visits conducted by GJM Heritage on 1 December 2023 and 25 January 2025.

The following buildings and elements are identified on the aerial photograph at Figure 12.

The Camp Hill primary school complex, totalling approximately 1.43 hectares, is dominated by the 1877 two-storey brick school building. The site drops away steeply

to the southeast towards Rosalind Park, and drops slightly at the northern end of the site, towards Gaol Road. The main pedestrian entrance to the school is marked by a portico at the centre of the southwest boundary, with a second entrance on the northeast boundary, located just north of the former police barracks.

Located towards the southern end of the property, the 1877 building is an imposing two-storey, red brick building with a slate and metal-clad roof (the latter to the inner roof planes) and a substantial bluestone base, designed in the Gothic-Revival style. The principal (southeast) facade is asymmetrical with a dominant central entrance bay which incorporates a tower and two bay windows, including an oriel window above the entrance. These bays express the importance of the rooms internally; those of the Principal and the Board of Advice. Classroom wings, which flank this central section to the east and west, are articulated by rows of simplified lancet-like windows. Particularly distinctive features of the exterior include the expression of the internal staircase externally on the principal (southeast) elevation in a series of windows and stringcourses, the corbel tables under the eaves highlighted in contrasting brickwork, and the clock tower with crowning fleche. The latter was also constructed as a fire tower, and incorporated a fire bell and elevated balcony with a glass protected observation room. Few external alterations have been made to the building since it was originally constructed. The 1877 building is surrounded by asphalt-surfaced play areas and courts, trees and grassed areas, some with shade sails. A retaining wall is located immediately northeast of the 1877 building, the property ascending to the north.

The 1877 building is highly intact when viewed from the exterior. It retains a high degree of integrity in fabric, form and detail to its period of construction and is easily understood and appreciated as an impressive example of a grand 1870s school built in the Gothic-Revival style.

The other built form at the subject site is located to the north of the 1877 building. This northern portion of the site is occupied by three sets of portable classrooms, two utility (sports and bike) sheds, the BER building and a large arena roof over sports courts (see Figure 12). A single-storey red brick, hipped roof building set on a granite base is located at the northern end of the school (the former stables, now called 'Block B'). Some of the original openings have been altered, and a later toilet facilities wing extends off the southeast elevation. The buildings are surrounded by asphalt-surfaced, gravel and grassed play areas, and various trees and vegetation. An asphalt-surfaced carpark is located at the northern end of the western boundary.

At the northeast corner of the site is an informal vegetable garden area with sheds, a children's cubby, vegetable garden cage, water tanks, informal vegetable gardens, shrubs and trees of varying maturity.

South of the 1877 building, the site is occupied by asphalt sports courts and grassed play areas before the topography descends to a playground, amphitheatre and mature trees adjacent to the southern boundary with Rosalind Park.

Note: the former Police Barracks (VHR H0545) is inset into the northeast boundary of the subject site, fronting the public path that separates Camp Hill Primary School from Bendigo Secondary College. It does not form part of the subject site at 50 Gaol Road.



Figure 12. Current conditions at the subject site (indicated in red)

KEY

- A 1877 building
- B Block B (Former stables)
- C Later addition to Block B (toilet block)
- D Former Police Barracks (outside of subject site)
- E BER Building
- F Entrance portico
- G Sports shed and bike shed
- H Portable classroom
- I Portable classrooms
- J Portable classrooms
- K Covered sports courts
- L Vegetable garden area

(Basemap source: Nearmap aerial dated May 2025)



Figure 13. Oblique view of the subject site looking west, 2024 (approximate boundary indicated in red, adjusted for the topography and oblique view) (Source: Nearmap aerial dated November 2024).





Figure 14. Oblique view of the subject site looking east, 2024 (approximate boundary indicated in red, adjusted for the topography and oblique view) (Source: Nearmap aerial dated November 2024)



Figure 15. Looking up at the southeast (principal) elevation of the 1877 building, from the lower topography of Rosalind Park.



Figure 16. Looking west at the northwest (rear) elevation of the 1877 building.



Figure 17. The northwest (rear) elevation, and vegetation adjacent to the fence along the retaining wall.



Figure 18. Looking east at the roof form and southwest elevation, from atop Poppet Head Lookout.



Figure 19. Looking west at the northeast elevation of the 1877 school building, the portable classrooms at right.



Figure 20. Southeast (principal) elevation of Block B (former stables).



Figure 21. Northwest elevation of Block B (former stables).



Figure 22. Portable classroom near the main entrance portico on the western boundary (at left). Additions to B Block (the former stables) at right.



Figure 23. The pair of portable classrooms north of the 1877 building, which is visible in the background.



Figure 24. Looking south at the pair of portable classrooms north of the 1877 building.



Figure 25. Looking northeast at the pair of portable classrooms.



Figure 26. The northwest corner of the BER building, viewed from under the covered sports courts. The vegetable garden area at left.



Figure 27. Covered sports courts.



Figure 28. The sports and bike sheds directly northwest of the 1877 building.



Figure 29. Looking southeast at the playground and trees at the southern extent of the school grounds, adjacent to Rosalind Park.



Figure 30. External view, looking south at the northeast corner of the subject site, the vegetable garden area at centre, BER building at left. A public footpath extends to the left, Gaol Road extends to the right.



Figure 31. External view, looking west at the eastern boundary, the vegetable garden area at right, the BER building at left. In the foreground is the public footpath.



Figure 32. External view, looking southwest along Gaol Road, the northern boundary of the subject site at left.



Figure 33. External view of the northern boundary, looking at the vegetable garden area.



Figure 34. External view of the northern boundary, looking at the vegetable garden area.



Figure 35. Looking northeast at the vegetable garden area, the northern boundary of the site at left.



Figure 36. Vegetable garden area, the sheds and cage at left, the BER building in the background.



Figure 37. Vegetable garden area, the BER building at right.



Figure 38. External view, looking northeast along Gaol Road, the northern boundary of the subject site at right. Covered sports court at right.



Figure 39. External view, looking northeast at the western boundary of the site, the covered sports courts at left, the former stables at right, the carpark in the foreground.

4 CULTURAL HERITAGE SIGNIFICANCE OF THE PLACE

4.1 Victorian Heritage Inventory

The subject site forms part of the Victorian Heritage Inventory (VHI) site H7724-0263 – Former Government Camp Precinct (Rosalind Park), which encompasses the wider area.

The citation for VHI H7724-0263 is included at Appendix A.



Figure 40. Extent of VHI H7724-0263 – Former Government Camp Precinct (Rosalind Park), to the extent of the large blue polygon. Subject site indicated in red. (Source: Vicplan)

The Victorian Heritage Inventory entry for the Former Government Camp Precinct (Rosalind Park) (VHI H7724-0263) describes the archaeological values of the site as follows:

Rosalind Park is archaeologically significant for its potential to demonstrate the occupation and use of the site relating to the government camp activities in particular to the gold mining. It is also significant as the known location of three burials of executed prisoners from the HM Prison between 1885 and 1897.

The Former Government Camp Precinct in Bendigo (now Rosalind Park) has the potential to demonstrate the occupation and use relating to the former Government Camp Precinct, through sub-surface features and artefacts - particularly in the years associated with the gold rush in the mid-1800s.

It is understood that it is current Heritage Victoria practice to consider potential archaeological impacts as part of the heritage permit process under Part 5 of the *Heritage Act 2017* and therefore a separate archaeological consent for below ground disturbance will not be required.

4.2 Victorian Heritage Register

The subject site is included on the Victorian Heritage Register (VHR) as H1642 – Camp Hill Primary School.² The citation for VHR H1642 is included in its entirety at Appendix A.

4.2.1 Extent of Registration

The extent of registration is shown in Diagram 1642 as held by the Executive Director, Heritage Victoria (Figure 41) and is described in the VHR citation as:

All of the place shown hatched on Diagram 1642 encompassing Crown Allotment 15 Section 89C at Bendigo, Parish of Sandhurst.

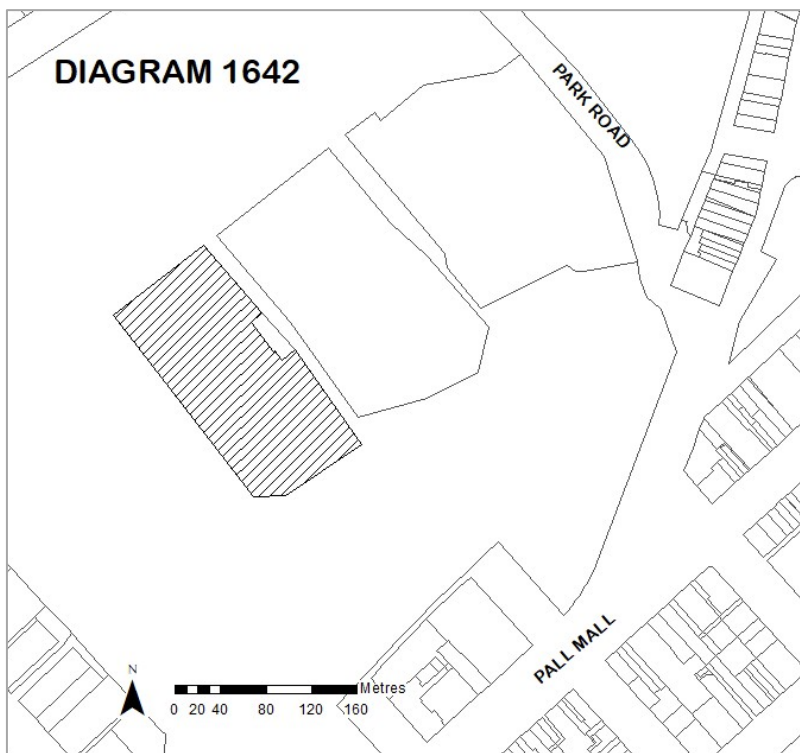


Figure 41. Diagram 1642 showing the extent of registration for VHR H1642 (hatched), dated April 2024 (Source: VHD)

² Heritage Council amended the registration for VHR H1642 on 18 April 2024, amending the place name, Statement of Significance and extent of registration, and applying place specific permit exemptions.



Figure 42. The extent of registration for VHR H1642, highlighted in red, within the context of the surrounding VHR places (coloured orange) (Source: Vicplan)



4.2.2 Statement of Significance

The Statement of Significance for VHR H1642 – Camp Hill Primary School (amended April 2024) defines the heritage values of the place:

What is significant?

The 1877 Camp Hill Primary School building, designed by Henry Robert Bastow, located on a steeply sloping site, is an imposing two storey, red brick building with slate roof and substantial bluestone base, in the Gothic style. The school is also unusual for incorporating a fire lookout tower, taking advantage of the building's elevated position overlooking Bendigo.

How is it significant?

Camp Hill Primary School is of architectural significance to the State of Victoria. It satisfies the following criterion for inclusion in the Victorian Heritage Register:

Criterion A

Importance to the course, or pattern, of Victoria's cultural history

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

Why is it Significant?

The Camp Hill Primary School is historically significant as an important landmark in the City of Bendigo. The school was built in 1877 on the Police Camp site, which was the base of military and police presence during the Gold

Rush. The iconic tower was constructed as the city's fire look-out and incorporated a fire bell and elevated balcony with a glass protected observation room that was used for alerting fire brigades and other lookout towers in the event of a fire. The bell was also used to commemorate major world events. Due to its size, siting and central position, Camp Hill Primary School became regarded as the most important school in the city. (Criterion A)

Camp Hill Primary School is architecturally significant as one of the most substantial and finely designed school buildings constructed in Victoria. Its vast scale, intact facades and unusual detailing make it an important example of the work of Henry Robert Bastow of the Education Department. In the design of schools, details such as the corbel table under the eaves are rare, the only other example being at Windsor Primary School (1877), and the inclusion of two bay windows is unique to this school building. The expression of the staircase externally is also unusual, as is the tower which once served as the city's fire lookout. [Criterion D]

4.2.3 Permit Exemptions

Heritage Victoria's General Permit Exemptions apply to all places included in the Victorian Heritage Register and allow certain works to be undertaken without requiring a heritage permit under the Heritage Act. General exemptions have been designed to allow everyday activities, maintenance and changes to a property, which don't harm its cultural heritage significance. These are provided in the document ['General Permit Exemptions'](#), dated August 2024.

Permit exemptions that are specific to VHR H1642 (dated April 2024) are identified in the citation, as follows:

Specific Exemptions

The works and activities below are not considered to cause harm to the cultural heritage significance of the place subject to the following guidelines and conditions:

Guidelines

- 1. Where there is an inconsistency between permit exemptions specific to the registered place or object ('specific exemptions') established in accordance with either section 49(3) or section 92(3) of the Act and general exemptions established in accordance with section 92(1) of the Act specific exemptions will prevail to the extent of any inconsistency.*
- 2. In specific exemptions, words have the same meaning as in the Act, unless otherwise indicated. Where there is an inconsistency between specific exemptions and the Act, the Act will prevail to the extent of any inconsistency.*
- 3. Nothing in specific exemptions obviates the responsibility of a proponent to obtain the consent of the owner of the registered place or object, or if the registered place or object is situated on Crown Land the land manager as defined in the Crown Land (Reserves) Act 1978, prior to undertaking works or activities in accordance with specific exemptions.*

4. *If a Cultural Heritage Management Plan in accordance with the Aboriginal Heritage Act 2006 is required for works covered by specific exemptions, specific exemptions will apply only if the Cultural Heritage Management Plan has been approved prior to works or activities commencing. Where there is an inconsistency between specific exemptions and a Cultural Heritage Management Plan for the relevant works and activities, Heritage Victoria must be contacted for advice on the appropriate approval pathway.*
5. *Specific exemptions do not constitute approvals, authorisations or exemptions under any other legislation, Local Government, State Government or Commonwealth Government requirements, including but not limited to the Planning and Environment Act 1987, the Aboriginal Heritage Act 2006, and the Environment Protection and Biodiversity Conservation Act 1999 (Cth). Nothing in this declaration exempts owners or their agents from the responsibility to obtain relevant planning, building or environmental approvals from the responsible authority where applicable.*
6. *Care should be taken when working with heritage buildings and objects, as historic fabric may contain dangerous and poisonous materials (for example lead paint and asbestos). Appropriate personal protective equipment should be worn at all times. If you are unsure, seek advice from a qualified heritage architect, heritage consultant or local Council heritage advisor.*
7. *The presence of unsafe materials (for example asbestos, lead paint etc) at a registered place or object does not automatically exempt remedial works or activities in accordance with this category. Approvals under Part 5 of the Act must be obtained to undertake works or activities that are not expressly exempted by the below specific exemptions.*
8. *All works should be informed by a Conservation Management Plan prepared for the place or object. The Executive Director is not bound by any Conservation Management Plan and permits still must be obtained for works suggested in any Conservation Management Plan.*

Conditions

1. *All works or activities permitted under specific exemptions must be planned and carried out in a manner which prevents harm to the registered place or object. Harm includes moving, removing or damaging any part of the registered place or object that contributes to its cultural heritage significance.*
2. *If during the carrying out of works or activities in accordance with specific exemptions original or previously hidden or inaccessible details of the registered place are revealed relating to its cultural heritage significance, including but not limited to historical archaeological remains, such as features, deposits or artefacts, then works must cease and Heritage Victoria notified as soon as possible.*
3. *If during the carrying out of works or activities in accordance with specific exemptions any Aboriginal cultural heritage is discovered or exposed at*

any time, all works must cease and the Secretary (as defined in the Aboriginal Heritage Act 2006) must be contacted immediately to ascertain requirements under the Aboriginal Heritage Act 2006.

- 4. If during the carrying out of works or activities in accordance with specific exemptions any munitions or other potentially explosive artefacts are discovered, Victoria Police is to be immediately alerted and the site is to be immediately cleared of all personnel.*
- 5. If during the carrying out of works or activities in accordance with specific exemptions any suspected human remains are found the works or activities must cease. The remains must be left in place and protected from harm or damage. Victoria Police and the State Coroner's Office must be notified immediately. If there are reasonable grounds to believe that the remains are Aboriginal, the State Emergency Control Centre must be immediately notified on 1300 888 544, and, as required under s.17(3)(b) of the Aboriginal Heritage Act 2006, all details about the location and nature of the human remains must be provided to the Secretary (as defined in the Aboriginal Heritage Act 2006).*

Exempt works and activities

- 1. Buildings constructed or moved to the site post 1930:*
 - i) All internal works.*
 - ii) Removal or demolition.*
 - iii) Exterior painting or replacement of cladding materials*
- 2. Landscape/ outdoor areas:*
 - i) Installation and replacement of shade sail fabric and supporting structures.*
 - ii) Replacement of playground equipment and outdoor furniture in the same general location.*
 - iii) Pruning of all trees to ensure safety.*
 - iv) Removal, replacement or pruning of all trees and shrubs except for trees located on the south boundary with Rosalind Park (VHR H1866).*
 - iv) Removal, replacement and installation of new ground surfacing treatments (for example, asphalt, safety matting) provided it is not within five metres of significant buildings.*
- 3. Painting of previously painted internal surfaces in any colour or finish, with a product type to match the existing.*
- 4. Installation or removal of surface mounted and subfloor services and utilities, including:*
 - internet services (wifi antenna and routers etc.)*



- *television/display screens and associated audio visual equipment so long as these are not fixed to early chalkboards, fire surrounds or decorative timberwork*
- *fire detection and prevention systems*
- *video surveillance and alarm systems*
- *public address systems and associated speakers*
- *telecommunications wiring and cabling*
- *associated subfloor cabling.*

New services, utilities and conduits should be placed in discrete and unobtrusive locations.

5. *Removal, maintenance, repair or replacement of later, light-weight partition walls including making good junctions with masonry walls.*
6. *Removal, maintenance, repair or replacement of post-1930 joinery not including early chalk boards, cupboards and fire surrounds.*
7. *Removal, maintenance, repair or replacement of fencing, gates and posts, in the same location, retaining a similar level of visual permeability and no higher than the existing.*
8. *Removal, maintenance, repair or regrading of external accessibility ramps and lifts.*

5 CONDITION OF THE REGISTERED PLACE

The place is in excellent condition, with very few visible defects. The buildings and grounds are well-maintained and in consistent use.

An *Arboricultural Audit and Tree Management Plan* prepared by Mcleod Trees (19 January 2023) identified the health, structure and potential hazards associated with trees (greater than 5m in height) at the site. The report assigned various hazard scores to the audited specimens, indicating varying states of condition and works required. See the 2023 report for further information.

6 CURRENT USE OF THE REGISTERED PLACE

The heritage place comprises permanent and portable buildings which continue to be used for primary-level education and associated administration purposes.



PART B: PROPOSAL

7 PROPOSED WORKS

The project seeks to redevelop the northeast corner of the site with the construction of a new classroom block with contemporary learning spaces, within a considered landscape and new boundary fences. The development will allow for the removal of three sets of portable classrooms, to be replaced with landscaped gathering and play spaces.

It is noted that the following relevant works are permit exempt under the Specific Permit Exemptions for VHR H1642 (amended 17 April 2024):

- Removal or demolition of buildings constructed or moved to the site post-1930;
- Removal, replacement or pruning of all trees and shrubs except for trees located on the south boundary with Rosalind Park (VHR H1866); and
- Removal, replacement and installation of new ground surfacing treatments (for example, asphalt, safety matting) provided it is not within five metres of significant buildings.
- Removal, maintenance, repair or replacement of fencing, gates and posts, in the same location, retaining a similar level of visual permeability and no higher than the existing.

While these works do not require a permit, they are shown on the architectural drawings and discussed below for completeness.

7.1 Documentation

The proposed works are documented in:

- Town planning (TP) architectural drawings and renders prepared by Morton & Co, dated 26 June 2025; and
- Landscape plans prepared by Mexted Rimmer Associates, dated 12 June 2025.

7.2 Works Areas

For the purpose of this HIS, the two zones of proposed works are referred to as the 'northern site' and the 'central site' (indicated at Figure 43).

7.2.1 Northern site

The northern site (indicated in blue at Figure 43) is currently occupied by an informal vegetable garden and associated minor structures, and proposed to be redeveloped with a new classroom block and landscaping.

7.2.2 Central site

The central site (indicated in yellow at Figure 43) is currently occupied by the three sets of late-twentieth century portable classroom buildings, outdoor play areas and asphalted sports courts, with some trees. The site of the two portable classrooms is proposed to be replaced with a formal landscaped gathering and play area.

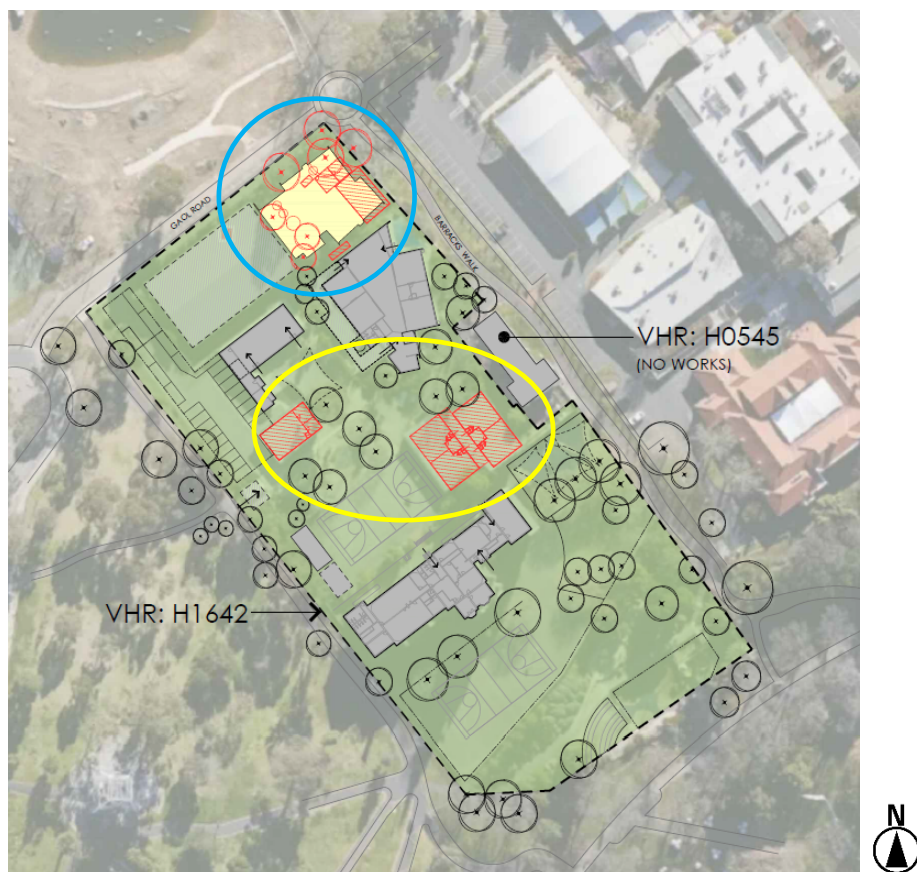


Figure 43. Plan of the subject site. Indicated are what this HIS terms as the 'northern site' (in blue) and 'central site' (in yellow)

(Source: Drawing TP 0.000/A, Morton & Co, 26 June 2025)

7.3 Demolition and removal

The project includes the demolition or removal of later buildings and elements (refer to TP 0.102/A, TP 0.103/A, TP 0.107/A, TP 0.110/A), including:

7.3.1 Northern site

- A shed, greenhouse, vegetable garden cage, a children's cubby, water tanks, planter boxes;
- A section of chainlink fence and inset vehicular gates along the northeast property boundaries;
- Trees, shrubs and informal vegetable gardens;

7.3.2 Central site

- Three sets of late-twentieth century portable classroom buildings and their associated access ramps, stairs and breezeways;
- Sections of a 950mm high steel fence that extends atop the retaining walls located to the north of the 1877 building and southwest of the former Police Barracks (VHR H0545);
- A water tank; and
- Trees and shrubs along the fenceline atop the retaining wall.

7.4 New building

7.4.1 Northern site

The new built form comprises a single-storey brick classroom block at the northeast corner of the site, and associated landscape works. It effects an area of the site approximately 28m x 32m in area (920m²/ 0.09ha).

The classroom building is contemporary in its architectural expression and is a typical design used by the Victorian School Building Authority (VSBA) as educational facilities (refer to TP 0.104/A, TP 0.105/A, TP 0.200/A, TP 0.401/A, TP 0.500/A). Constructed with a multi-plane roof with southeast-facing clerestory windows, with Colorbond cladding in 'surfmist', it rises to 6.3m at its highest point. The material choices reflect the materiality of the heritage building at the place, and scale of the surrounding built form.

The walls are generally constructed of red brick with dark grey brick details, the latter sometimes with bands of brick in 'golden haze'. Vertical Colorbond steel in a pale green hue clads a majority of the northeast elevation, and extends atop rows of windows. The same in 'monument' surrounds entrances to the building.

7.4.2 Central site

There are no new buildings proposed on the central site.

7.5 Landscape and fences

The removal of trees is proposed at both the northern and central sites. Drawing TP 0.110/A identifies the trees proposed to be removed, with an accompanying 'tree demolition schedule' that identifies the species, condition, age, failure potential, hazard score and works required for each specimen. The information is derived from the *Arboricultural Audit and Tree Management Plan* prepared by Mcleod Trees (19 January 2023).

7.5.1 Northern site

New landscape treatments include (refer to the Landscape plan):

- Areas of plain grey concrete paving;
- Paths of exposed aggregate concrete paving bordered with bands of brick, at key entrances;
- Mudstone rock seats;
- Gardenbeds along the property boundaries (inside and outside of the new fences) and adjacent BER building, planted variously with groundcovers, shrubs or various species of trees;
- An 1800mm high visually permeable tubular mild-steel fence (F1) along a majority of the boundaries to the northern site, to match the existing style and height. To the northeast side of the corner a section of 1800mm high Colorbond panels (F2), and to the northwest side of the corner a 3000mm high (to ground level, where there is no retaining wall) masonry fence (F3), with school signage erected on the masonry section. (Refer to TP 0.105/A, TP 0.109/A, TP 0.400/A & TP 0.500/A).

7.5.2 Central site

This space will provide a large area of soft and hard landscaping comprising a new food garden and shaded gathering area.

New landscape treatments include (refer to the Landscape plan):

- Areas of exposed aggregate concrete paving bordered with bands of brick;
- Areas of Castlemaine Slate Crazy paving;
- Small sections of permeable paving for singular tree planting;
- Compacted gravel paving surrounding a food garden, which comprises raised wicking garden beds with Corten steel cladding and raised veggie gardens;
- Furniture including gabion wall seats, Duraslat batten bench seats, circular benches, timber stump seats, mudstone rock seats;
- A stage surfaced with Castlemaine Slate Crazy paving, facing the sports courts;
- A 1500mm high visually permeable tubular mild-steel fence (B1; to match the existing style and colour) along the retaining walls adjacent to the 1877 building and former police barracks. (Refer to TP 0.106/A, TP 0.108/A & TP 0.109/A);
- Garden beds planted with groundcovers and various species of trees. Trees include:
 - Flanking the stage: *Acacia implexa* (Lightwood), 7m height x 4m width at maturity
 - Within the gathering area: *Corymbia citriodora* 'Scentuous', 7m height x 3m width at maturity
 - Along the retaining wall adjacent to the 1877 building: *Eucalyptus gregsoniana* (Dwarf Mallee Snow Gum), 5m height x 3m width at maturity; and *Cercis canadensis* 'Forest Pansy', 5m high x 5m width at maturity;
- In the area adjacent to the main school entrance (at the former site of the single portable building) the new ground surface will match the existing asphalt and concrete paving. (Refer to TP 0.104/A)

7.6 Temporary site works

A builders' compound is proposed to be located at the northwest corner of the subject site, at the location of the existing carpark (shown at Figure 39), which has direct vehicular access off Gaol Road (refer to TP 0.101/A). The builders' compound will remain for the duration of the works, which is proposed to run approximately eight months (estimated from September 2025 to June 2026).

In addition, site fencing will be erected within the heritage place to provide security to the construction site and works yard. The layout and design of these elements will be undertaken by the main contractor appointed to construct the project.



8 ALTERNATIVE PROPOSALS THAT WERE CONSIDERED AND REASONS WHY THESE WERE DISMISSED

The Camp Hill Primary School masterplan has, to the greatest extent possible, sited the new built form at the greatest distance from the heritage building, within the least sensitive part of the school grounds.

In the early stages, a number of masterplan options were considered, however, the approach outlined in this HIS was chosen, as it meets the pedagogical and practical needs of the school and appropriately responds to the cultural heritage values of the subject site and the surrounding context.

PART C: IMPACT ASSESSMENT

9 EXTENT TO WHICH THE APPLICATION AFFECTS THE CULTURAL HERITAGE SIGNIFICANCE OF THE PLACE (RELATES TO S.101(2)(A))

All of the significant architectural (representative) elements that contribute to the significance of the place are being retained in the proposal, and are not subject to any demolition, alterations or additions. The proposed demolition and removal purely affect buildings and structures constructed post-1930, which are not significant to the place.

The proposal introduces modest new built form at the edge of the broader site, on land historically vacant and currently occupied by informal gardens, vegetation, sheds and temporary structures. It is sensitively located adjacent to the contemporary BER building, and at the greatest distance possible from the 1877 building, provides no adverse impact on the historical setting, nor does it detract from the architectural significance or dominance of the 1877 building. The historical significance of the 1877 building as a local landmark and imposing Victorian state school building will remain intact and readily legible.

While tree removal in the proposed areas is permit exempt, we note that, as outlined in 'Section 2 Summary History', this portion of the subject site was not associated with the early history of the school. Young specimen trees are evident in this area in historical photographs dated 1929 and c1934 (see Figure 6, Figure 7). Further, the trees were assessed in January 2023 as part of the *Arboricultural Audit and Tree Management Plan* prepared by Mcleod Trees (19 January 2023). The 2023 audit assessed the three mature trees at the northeast corner of the site which were queried by Heritage Victoria in their preapplication officer advice letter dated 25 February 2025. The two mature Yellow Box (tree nos. 19002 & 19004) have a 'hazard score' of 8 out of 12, identified within the 'High Priority Works' table. While the mature Red Box (no. 19041) has a hazard score of 6 out of 12, identified within the 'Medium Priority Works' table (also refer to Drawing TP 0.110/A). In the proceeding two years, changes to tree health and condition may have increased the hazard scores for these mature specimens. Their removal would eliminate the risk of potential failure and risk of serious injury within the school environment.

Historical imagery (see Section 2) indicates that the site of the new built form has historically remained vacant, however, the VSBA are aware of the obligations under the *Heritage Act 2017*, and as specified in the Specific Permit Exemption Conditions, which provides automatic protection for all below-ground artefacts, deposits or features 75 or more years old, regardless of their inclusion or otherwise on the Victorian Heritage Inventory. It is anticipated that a condition of the permit will require works to stop and Heritage Victoria to be informed if any historical artefacts are discovered during excavation.

Positive impacts of the scheme include the removal of three sets of portable classrooms, and their replacement with soft and hard landscaped areas. This will improve the historical setting and presentation of the culturally significant elements of the heritage place. The provision of a new classroom block ensures the place's ongoing, enhanced use for primary school education.

10 PHYSICAL AND/OR VISUAL IMPACTS THAT WILL RESULT FROM THE PROPOSED WORKS (RELATES TO S.101(2)(A) AND (F))

10.1 Demolition and removal

The removal of the three sets of portable classrooms, and their replacement with a considered landscape setting in the vicinity of the 1877 school building will have a beneficial physical and visual impact on the heritage place. It will open up key external and internal views of the 1877 building (as detailed below), establish an appropriate landscaped setting for the 1877 building, and create a buffer between the heritage building and later built form at the site. The removal of the portable buildings will enhance the architectural and historical significance of the heritage place.

10.1.1 Improved external and internal views

Positive impacts of the scheme include the opening up of external views of the 1877 heritage building from the public pathways along the school boundaries, particularly from the northwest, with the removal of the central (single) portable classroom. Removal of all three portable classrooms will open up key internal views towards the northern elevation of the 1877 building, the southern elevation of the former stables building and the adjacent former police barracks (VHR H0545).



Figure 44. Internal view, looking south at the northern elevation of the 1877 building. Portable classrooms in the foreground (indicated by the arrow) to be removed (Source: GJM Heritage, 25 Jan 2025)



Figure 45. External view from the northeast entrance to the school adjacent to the former police barracks, looking south at the northeast end of the 1877 building. Portable classrooms in the middle ground (indicated by the arrow) to be removed (Source: GJM Heritage, 25 Jan 2025)



Figure 46. External view, looking southeast towards the 1877 building, from near Gaol Road. Portable classroom in the middle ground (indicated by the arrow) to be removed. (Source: GJM Heritage, 25 Jan 2025)



Figure 47. Internal view, looking northwest at the former stables. Portable classroom at left (indicated by the arrow) to be removed. (Source: GJM Heritage, 25 Jan 2025)



Figure 48. External view, looking northeast from the Rosalind Park public footpath. Portable classrooms in the middle ground (indicated by the yellow arrow) to be removed, which will open up views to the former Police Barracks (VHR H0545) – the chimneys of which are circled in red. (Source: GJM Heritage, 25 Jan 2025)



Figure 49. Internal view, looking east towards the former Police Barracks (VHR H0545) – part of which is indicated by the red arrow. Portable classrooms at right (indicated by the yellow arrow) to be removed. (Source: GJM Heritage, 25 Jan 2025)



Figure 50. Internal view, looking northeast at the former Police Barracks (VHR H0545). Portable classrooms at right (indicated by the yellow arrow) to be removed. (Source: GJM Heritage, 25 Jan 2025)

10.2 New building

The introduction of a new low-scale classroom block will have limited visual impact on the setting of the heritage place. The new built form is sited approximately 80m from the 1877 building and will be primarily visible from the public realm. The single-storey scale of the classroom block is comparable to that of the adjacent BER building and will not further obscure external views to elements of heritage significance. It is noted that from this part of the site, views to significant fabric are distant, oblique views that are largely obstructed by later buildings or vegetation.

10.3 Landscape and fences

10.3.1 Northern site

While no significant landscape features are located within the area of works, there are several mature native trees along the northeast boundary which are proposed to be removed due to their high hazard score (as discussed at Section 9). Their removal in response to safety concerns provides an opportunity for their replacement with species that will form part of an appropriate and co-ordinated landscape.

The proposed landscape design at the northern site has no physical impacts on the significant elements of the place but provides an appropriate setting for the new classroom block.

The proposed 1800mm high fence to the boundaries at the northern site matches the height of the existing 'pool fence' along the northeast boundary, and provides a comparable level of visual permeability. At the northeast corner, the sections of Colorbond panel and masonry wall provide security, a point of visual interest and a key location for site signage.

The redevelopment and implementation of a considered landscape setting and new boundary fences at the northern site will improve and enhance the presentation of the place, particularly from public realm views along Gaol Road (see Figure 51 & Figure 52). The proposed works result in a positive physical and visual impact, enhancing both internal and external views.



Figure 51. Current presentation of the school at the northeast corner, from the public realm.



Figure 52. Proposed presentation of the school at the northeast corner, from the public realm
(Source: Drawing TP 0.500/A, Morton & Co, 26 June 2025)

10.3.2 Central site

The hard and soft landscape design proposed for the central site improves the setting and presentation of the 1877 building and provides upgraded, shaded recreational spaces for students. The stage provides for an upgraded central gathering space for the school populace.

The landscape works will have a positive physical and visual impact on the heritage place.

The proposed fence to the retaining walls to the north of the 1877 building and west to the former police barracks is proposed to be raised from the existing 950mm height, to 1500mm in height, to meet the safety requirements of the VSBA where there is a drop of more than 1 metre; a drop of almost 3 metres exists at the east end of the retaining wall. [Section 5. Technical Specifications](#) of *The Building Quality Standards Handbook* (VSBA 2025) states the following:

BALUSTRADES AND BLEACHERS

All NCC required internal and external balustrades/barriers (i.e. where there is a drop of 1 metre or greater) lacking purchase points (handrails or baseboards) **must** have a minimum height of 1500mm (1.5m) above the finished floor level (FFL). This is in excess of the requirements of the NCC to ensure the safety of all students, staff and visitors.

The proposed 1500m fence is a visually permeable mild-steel tubular fence, the spacing providing a level of visibility of the 1877 building from the open spaces to the northwest that is comparable to the existing fence, which will remain at the far west end of the retaining wall. The proposed fence will have a minor visual impact on the 1877 building from the northern perspective, which must be balanced with the need to meet school safety requirements.

11 MEASURES PROPOSED TO AVOID, LIMIT OR MANAGE THE DETRIMENTAL IMPACTS (RELATES TO S.101(2)(B), (D) AND (F) AND S.101(3))

Measures have been taken to avoid detrimental impacts to the heritage place, including the siting of the new built form at the greatest distance to the rear of the 1877 building (approx. 80m), adhering to the low scale of the contemporary buildings in this location and incorporating an appropriate material treatment and colour palette that references the materiality of the heritage buildings.

The fence to the retaining walls adjacent to the 1877 building and former police barracks adopts a visually permeable design and limits the height to 1500m, to mitigate any detrimental impact to the heritage place while maintaining adherence to the VSBA safety requirements.

The legibility of the place's architectural and historical significance will not be diminished by these additions, which seek to make as little as possible impact on the identified heritage values and fabric of the place.

12 THE EXTENT TO WHICH THE APPLICATION, IF REFUSED, WOULD AFFECT THE REASONABLE OR ECONOMIC USE OF THE REGISTERED PLACE (RELATES TO S.101(2)(B))

12.1 Reasonable or Economic Use

The following considers the Heritage Victoria policy '*Reasonable or economic use: Relevant matters for the consideration of section 101(2)(b) of the Heritage Act 2017*' (June 2021). As per this policy, 'reasonable use' and 'economic use' are distinct concepts and are assessed separately below.

12.1.1 Reasonable Use

The project responds to Camp Hill Primary School's growing pedagogical and practical needs with new classrooms that will also ensure the continuation of the historical use of the site. Refusal of the proposed works would impact the VSBA's ability to deliver an expanded, modern and safe space for school use.

12.1.2 Economic Use

This project does not address/effect the economic use of the place, as set out in the Heritage Victoria policy.

13 THE EXTENT TO WHICH THE APPLICATION, IF REFUSED, WOULD UNREASONABLY DETRIMENTALLY AFFECT THE ABILITY OF THE PUBLIC AUTHORITY TO PERFORM A STATUTORY DUTY (RELATES TO S.101(2)(D))

The VSBA is tasked by the Department of Education to design, build and modernise government schools to ensure that all Victorian students are supported to thrive and learn in a safe and welcoming environment. The proposal for Camp Hill Primary School is consistent with that vital duty to the Bendigo community.

14 AFFECT ON THE WORLD HERITAGE VALUES OF THE LISTED PLACE OR ANY RELEVANT APPROVED WORLD HERITAGE STRATEGY PLAN (RELATES TO S.101(2)(E))

Victoria is home to two places included on the UNESCO World Heritage list for their cultural significance – The Budj Bim Cultural Landscape and the Royal Exhibition Building and Carlton Gardens. Neither of these places, or the World Heritage Environs Area associated with the Royal Exhibition Building and Carlton Gardens, are impacted by the proposal.

15 HAS THE PROPOSAL BEEN INFLUENCED BY, OR DOES IT ADDRESS ANY LOCAL PLANNING SCHEME OR BUILDING ACT 1993 REQUIREMENTS? (RELATES TO S.101(2)(F) AND S.101(3)(B))

Camp Hill Primary School is included in the Heritage Overlay of the Greater Bendigo Planning Scheme as HO142 – Camp Hill Central School No. 1976. HO142 serves only to indicate the place's inclusion on the VHR.



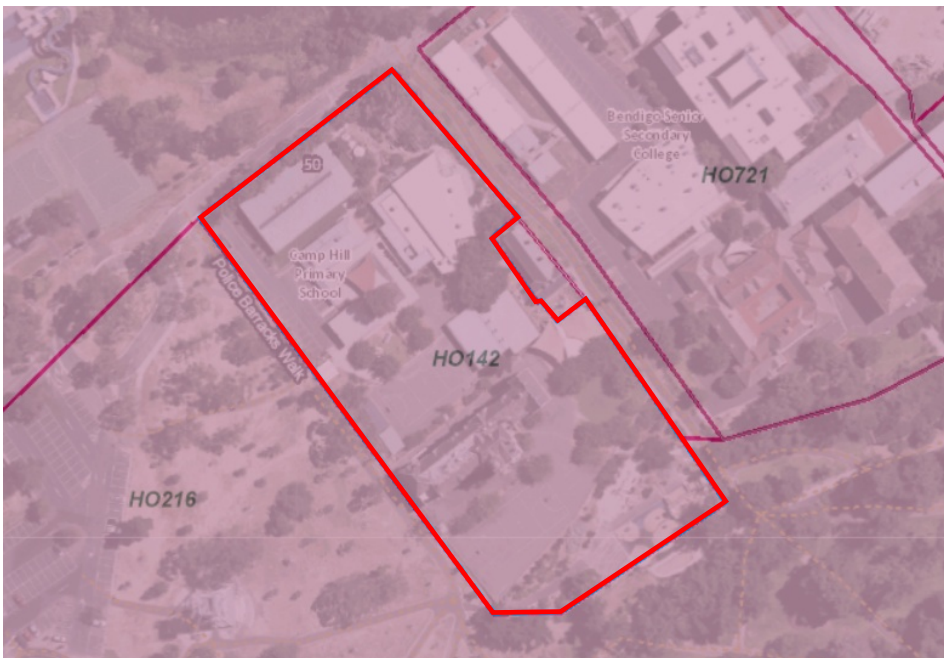


Figure 53. Heritage Overlay map showing extent of HO142 (indicated in red), which corresponds with the extent of the registration of VHR H1642. (Source: Vicplan)

16 ASSESSMENT OF THE AFFECT OF THE PROPOSAL ON THE CULTURAL HERITAGE SIGNIFICANCE OF THOSE ADJACENT PLACES (RELATES TO S.101(2)(F) AND s.101(3)(B))

The subject site directly abuts two places of state-level significance – the Old Police Barracks (VHR H0545) and Rosalind Park (VHR H1866) (see Figure 2). It is noted that these sites, and the wider area, also form part of the Former Government Camp Precinct (Rosalind Park) (VHI H7724-0263; see Section 4.1).

16.1 Old Police Barracks (VHR H0545)

The former Bendigo Police Barracks (1860) is located at the eastern boundary of the subject site and is of state significance for the following reasons:

- as the first law courts on the Bendigo goldfields and are therefore connected with Bendigo's most famous magistrate, Lachlan MacLachlan ("Bendigo Mac");
- as one of the oldest extant buildings in Bendigo;
- as a historical record of early government administration on the Bendigo goldfields; and
- as a typical example of early public works department design in its simple Victorian form and is a rare survivor of that idiom.

The proposed works at the subject site consider the adjacent heritage place by removing later buildings and re-establishing internal views between the school and the southwest elevation of the former police barracks. This is achieved by the removal of two portable classrooms, and with the replacement of a secure yet visually permeable fence along the retaining wall between the two places.

16.2 Rosalind Park (VHR H1866)

The Rosalind Park registration extends along the southern and western boundaries of the subject site, and is of historic, archaeological, aesthetic, scientific (botanical) and architectural significance to the State of Victoria.

In summary, Rosalind Park is significant for the following reasons:

- as the site of one of the largest government camps in the Victorian goldfields;
- as a significant example of a large, late nineteenth century public recreation reserve;
- for its potential to contain artefacts and deposits associated with the occupation and use as the former Government Camp Precinct during the gold rush in the mid-1800s;
- for the retention of its nineteenth century layout, significant garden and landscape elements including water features, bridges, rockeries, gravel paths, garden beds forming two ivy baskets in the Conservatory Gardens, three iron bridges over Bendigo Creek, iron fencing and gates, and the original remnants of the cascade. The statuary contributes to the aesthetic significance of the park;
- for its plantings (some dating from the 1870s), including the avenues of elms, oaks and palms, and fernery, rare trees, and fern and palm collection; and
- The Bendigo Creek channel, Queen Elizabeth Oval Cottage, caretaker's cottage and conservatory are identified for particular significant values within VHR H1866.

The proposed works have responded to the significant heritage context of the subject site by locating the new built form at the northeast corner of the site, distant from the sensitive, interfacing boundaries with Rosalind Park. The proposal will have no adverse impact on the cultural heritage significance of VHR H1866.

16.3 Rosalind Park (VHI H7724-0263)

See Section 4.1 for the Statement of Significance for VHI H7724-0263.

The proposed works will have no adverse impact on the potential archaeological significance of the adjacent properties that are subject to VHI H7724-0263.

16.4 Wider area

The Bendigo Senior Secondary College (VHR H2229) is located northeast of the subject site, but is separated by a 10m wide public corridor which serves as a pedestrian footpath between the two sites, leading to Rosalind Park. The proposed works will have no adverse impact on the cultural heritage significance of VHR H2229.

PART D: SUMMARY OF IMPACTS AND CONCLUSION

17 SUMMARY OF IMPACTS

Impacts of the proposal are limited to two zones within the extent of registration for Camp Hill Primary School. The northern site is a discreet corner of the school grounds which is surrounded by later built form. Beyond the removal of several mature trees (the removal of which is permit exempt) and lightweight sheds and structures, the project proposes to introduce new built form that will have modest visual impacts on the northeastern corner of the heritage place. The introduced landscape and boundary treatments will enhance the presentation of the site from the public realm.

The removal of later portable buildings and their replacement with a landscaped area in the vicinity of the 1877 school building, despite the increased height of the retaining wall fence to meet VSBA safety requirements, provides a positive impact, increasing the prominence and enhancing the setting of the heritage building.

18 CONCLUSION

The project forms part of a multibillion-dollar Victorian Government programme that is executed by the Victorian School Building Authority, a statutory authority and branch of the Department of Education. The construction of the new school facility will provide upgraded facilities and improved outdoor gathering and teaching areas, as per the duty of the VSBA on behalf of the Department of Education.

The project mitigates the visual impacts of the proposal through careful siting of the new, sensitively-scaled built form, by referencing the materiality of the heritage place, and by the expansion of considered landscape spaces.

APPENDIX A – HERITAGE CITATIONS

- Heritage Victoria citation for VHR H1642, 'Camp Hill Primary School'
- Victorian Heritage Inventory citation for H7724-0263, 'Former Government Camp Precinct (Rosalind Park)'
- Register of the National Estate citation for Place ID 4308, 'Camp Hill (Central) State School No 1976, Rosalind Pk, Bendigo'.

CAMP HILL PRIMARY SCHOOL



CAMP HILL CENTRAL
SCHOOL NO.1976 SOHE
2008



1 camp hill school 1976
bendigo front elevation
jul1984



camp hill school 1976
bendigo front view



camp hill school 1976
bendigo rear corner jul1984



camp hill school 1976
bendigo rear view jul1984



camp hill school 1976
bendigo side elevation
jul1984



h01642 camp hill central
school no 1976 gaol road
rosalind park bendigo close
up she project 2004



h01642 camp hill central
school no 1976 gaol road
rosalind park bendigo front
cnr she project 2004

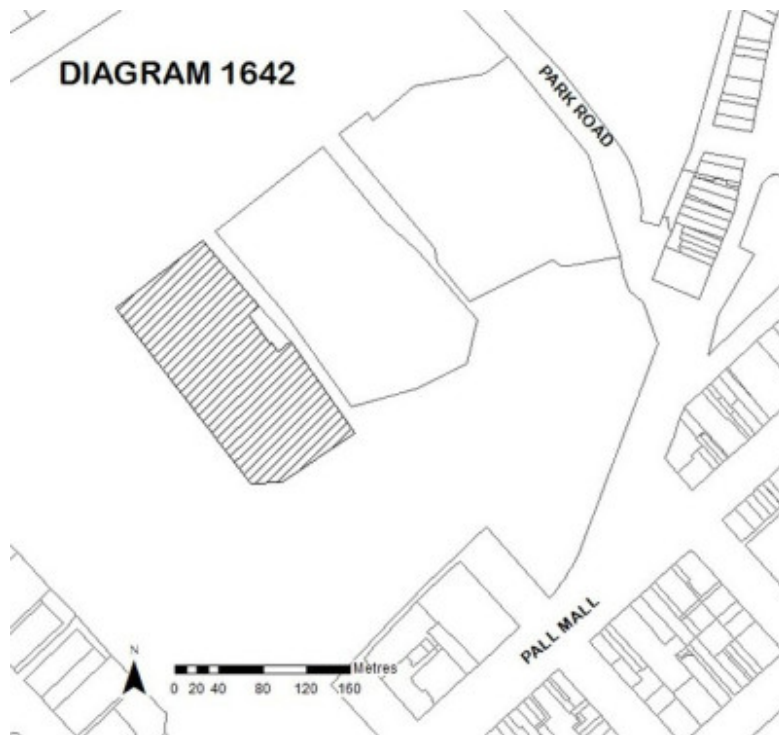


Diagram 1642

Location

50 GAOL ROAD BENDIGO, GREATER BENDIGO CITY

Municipality

GREATER BENDIGO CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H1642

Heritage Overlay Numbers

HO142

VHR Registration

August 20, 1982

Amendment to Registration

April 18, 2024

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - April 17, 2024

What is significant?

The 1877 Camp Hill Primary School building, designed by Henry Robert Bastow, located on a steeply sloping site, is an imposing two storey, red brick building with slate roof and substantial bluestone base, in the Gothic style. The school is also unusual for incorporating a fire lookout tower, taking advantage of the building's elevated position overlooking Bendigo.

How is it significant?

Camp Hill Primary School is of architectural significance to the State of Victoria. It satisfies the following criterion for inclusion in the Victorian Heritage Register:

Criterion A

Importance to the course, or pattern, of Victoria's cultural history

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

Why is it significant?

The Camp Hill Primary School is historically significant as an important landmark in the City of Bendigo. The school was built in 1877 on the Police Camp site, which was the base of military and police presence during the Gold Rush. The iconic tower was constructed as the city's fire look-out and incorporated a fire bell and elevated balcony with a glass protected observation room that was used for alerting fire brigades and other lookout towers in the event of a fire. The bell was also used to commemorate major world events. Due to its size, siting and central position, Camp Hill Primary School became regarded as the most important school in the city. (Criterion A)

Camp Hill Primary School is architecturally significant as one of the most substantial and finely designed school buildings constructed in Victoria. Its vast scale, intact facades and unusual detailing make it an important example of the work of Henry Robert Bastow of the Education Department. In the design of schools, details such as the corbel table under the eaves are rare, the only other example being at Windsor Primary School (1877), and the inclusion of two bay windows is unique to this school building. The expression of the staircase externally is also unusual, as is the tower which once served as the city's fire lookout. [Criterion D]

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

Specific Exemptions

The works and activities below are not considered to cause harm to the cultural heritage significance of the place subject to the following guidelines and conditions:

Guidelines

1. Where there is an inconsistency between permit exemptions specific to the registered place or object ('specific exemptions') established in accordance with either section 49(3) or section 92(3) of the Act and general exemptions established in accordance with section 92(1) of the Act specific exemptions will prevail to the extent of any inconsistency.
2. In specific exemptions, words have the same meaning as in the Act, unless otherwise indicated. Where there is an inconsistency between specific exemptions and the Act, the Act will prevail to the extent of any inconsistency.
3. Nothing in specific exemptions obviates the responsibility of a proponent to obtain the consent of the owner of the registered place or object, or if the registered place or object is situated on Crown Land the land manager as defined in the *Crown Land (Reserves) Act 1978*, prior to undertaking works or activities in accordance with specific exemptions.
4. If a Cultural Heritage Management Plan in accordance with the *Aboriginal Heritage Act 2006* is required for works covered by specific exemptions, specific exemptions will apply only if the Cultural Heritage Management Plan has been approved prior to works or activities commencing. Where there is an inconsistency between specific exemptions and a Cultural Heritage Management Plan for the relevant works and activities, Heritage Victoria must be contacted for advice on the appropriate approval pathway.
5. Specific exemptions do not constitute approvals, authorisations or exemptions under any other legislation, Local Government, State Government or Commonwealth Government requirements, including but not limited to the *Planning and Environment Act 1987*, the *Aboriginal Heritage Act 2006*, and the *Environment Protection and Biodiversity Conservation Act 1999* (Cth). Nothing in this declaration exempts owners or their agents from the responsibility to obtain relevant planning, building or environmental approvals from the responsible authority where applicable.
6. Care should be taken when working with heritage buildings and objects, as historic fabric may contain dangerous and poisonous materials (for example lead paint and asbestos). Appropriate personal protective equipment should be worn at all times. If you are unsure, seek advice from a qualified heritage architect, heritage

consultant or local Council heritage advisor.

7. The presence of unsafe materials (for example asbestos, lead paint etc) at a registered place or object does not automatically exempt remedial works or activities in accordance with this category. Approvals under Part 5 of the Act must be obtained to undertake works or activities that are not expressly exempted by the below specific exemptions.

8. All works should be informed by a Conservation Management Plan prepared for the place or object. The Executive Director is not bound by any Conservation Management Plan and permits still must be obtained for works suggested in any Conservation Management Plan.

Conditions

1. All works or activities permitted under specific exemptions must be planned and carried out in a manner which prevents harm to the registered place or object. Harm includes moving, removing or damaging any part of the registered place or object that contributes to its cultural heritage significance.

2. If during the carrying out of works or activities in accordance with specific exemptions original or previously hidden or inaccessible details of the registered place are revealed relating to its cultural heritage significance, including but not limited to historical archaeological remains, such as features, deposits or artefacts, then works must cease and Heritage Victoria notified as soon as possible.

3. If during the carrying out of works or activities in accordance with specific exemptions any Aboriginal cultural heritage is discovered or exposed at any time, all works must cease and the Secretary (as defined in the *Aboriginal Heritage Act 2006*) must be contacted immediately to ascertain requirements under the *Aboriginal Heritage Act 2006*.

4. If during the carrying out of works or activities in accordance with specific exemptions any munitions or other potentially explosive artefacts are discovered, Victoria Police is to be immediately alerted and the site is to be immediately cleared of all personnel.

5. If during the carrying out of works or activities in accordance with specific exemptions any suspected human remains are found the works or activities must cease. The remains must be left in place and protected from harm or damage. Victoria Police and the State Coroner's Office must be notified immediately. If there are reasonable grounds to believe that the remains are Aboriginal, the State Emergency Control Centre must be immediately notified on 1300 888 544, and, as required under s.17(3)(b) of the *Aboriginal Heritage Act 2006*, all details about the location and nature of the human remains must be provided to the Secretary (as defined in the *Aboriginal Heritage Act 2006*).

Exempt works and activities

1. Buildings constructed or moved to the site post 1930:

- i) All internal works.
- ii) Removal or demolition.
- iii) Exterior painting or replacement of cladding materials

2. Landscape/ outdoor areas:

- i) Installation and replacement of shade sail fabric and supporting structures.

- ii) Replacement of playground equipment and outdoor furniture in the same general location.
 - iii) Pruning of all trees to ensure safety.
 - iv) Removal, replacement or pruning of all trees and shrubs except for trees located on the south boundary with Rosalind Park (VHR H1866).
 - iv) Removal, replacement and installation of new ground surfacing treatments (for example, asphalt, safety matting) provided it is not within five metres of significant buildings.
3. Painting of previously painted internal surfaces in any colour or finish, with a product type to match the existing.
4. Installation or removal of surface mounted and subfloor services and utilities, including:
- internet services (wifi antenna and routers etc.)
 - television/display screens and associated audio visual equipment so long as these are not fixed to early chalkboards, fire surrounds or decorative timberwork
 - fire detection and prevention systems
 - video surveillance and alarm systems
 - public address systems and associated speakers
 - telecommunications wiring and cabling
 - associated subfloor cabling.
- New services, utilities and conduits should be placed in discrete and unobtrusive locations.
5. Removal, maintenance, repair or replacement of later, light-weight partition walls including making good junctions with masonry walls.
6. Removal, maintenance, repair or replacement of post-1930 joinery not including early chalk boards, cupboards and fire surrounds.
7. Removal, maintenance, repair or replacement of fencing, gates and posts, in the same location, retaining a similar level of visual permeability and no higher than the existing.
8. Removal, maintenance, repair or regrading of external accessibility ramps and lifts.

Construction dates	1877,
Architect/Designer	Bastow, Henry Robert,
Heritage Act Categories	Registered place,
Other Names	Camp Hill Central School, Primary School No. 1976,
Hermes Number	138
Property Number	

History

Camp Hill Primary School (also known as Camp Hill Central School, State School No. 1976) was built in 1877 on the Police Camp site in Bendigo. This sixty-six acre site was set aside for police purposes in 1852 and provided the base for military and police presence during the Gold Rush. The Gold Commissioner's Headquarters was also located on the site, and the government viewed it as a suitable site for a much-needed central school.

The school opened in 1878 with an enrolment of 1290 students. The building was designed by Henry Robert Bastow of the Education Department and built by contractor, Thomas Corley. It is regarded as perhaps the grandest state school building in Victoria. Located on a steeply sloping site, it is an imposing two storey, red brick building with slate roof and substantial bluestone base, designed in the Early English Gothic style.

The main south elevation is highly asymmetrical with a dominant central entrance bay. Two bay windows, including one which is corbelled above the entrance, reflect the importance of the rooms internally being those of the Principal and the Board of Advice (local school committee). Classroom wings, which flank this central section, are dominated by rows of lancet windows. Other distinctive features include the expression of the internal staircase externally in a series of windows and stringcourses and the Romanesque corbel table under the eaves, highlighted in contrasting brickwork. The bluestone basement, with a regular succession of openings at the main southern elevation, combines with the main floors to suggest that the building is three storeys high.

The other early building on the site is a red brick building at the northern end of the school now used as the Prep-year classrooms. Historical aerial photographs indicate that this building was constructed prior to 1929. Historical research has determined that this hipped roof, red brick building with a granite base was constructed within the police reserve and was the stables associated with the Former Police Barracks (VHR H0545), located adjacent to Camp Hill Primary School.

Camp Hill Primary School was one of the last government schools built with classrooms of sixty to sixty-five feet length. Though these long classrooms were popular in early Victorian school design, Camp Hill was one of only three schools built after 1875 with classrooms of this length.

The most iconic feature of the school building is the tower which extends from the central entrance bay. Before the school was built, the City Council requested that the school design include a fire lookout tower, taking advantage of the building's elevated position on top of Camp Hill. The Government consented to this request. The tower with crowning fleche was constructed as the city's fire look-out and incorporated a fire bell and elevated balcony with glass protected observation room. It was run by the City Fire Board. Watchmen would ring the bell if they spotted a fire, alerting nearby lookout towers and fire brigades. The bell was also used to commemorate major world events. For example, it tolled to inform Bendigo of the death of Queen Victoria in 1901.

As enrolments declined, the building was used for multiple other purposes. Bendigo Continuation School (later Bendigo High School), Golden Square High School and Eaglehawk High School all started in the Camp Hill Primary School building. Bendigo Teachers College was also reopened in the building. For a time, the school was a Central School, teaching grades 7 and 8 as well as primary students, though this was discontinued in the 1930s.

Selected bibliography

Blake L J (ed) (1973) *Vision and Realisation: A Centenary History of State Education in Victoria*, The Government Printer, Melbourne.

Burchell L (1980) *Victorian schools: a study in colonial government architecture, 1837-1900*, Melbourne University Press, Melbourne.

Butler G and Assoc (1993), *Eaglehawk and Bendigo Heritage Study*, Victoria.

Peterson R (1993) *Historic Government Schools: a Comparative Study June 1993*, Department of Planning and Development, Melbourne.

Extent of Registration

Heritage Act 2017

NOTICE OF REGISTRATION

As Executive Director for the purpose of the Heritage Act 2017, I give notice under section 53 that the Victorian

Heritage Register is amended by modifying a place in the Heritage Register:

Number: H1642

Category: Registered Place

Place: Camp Hill School Bendigo

Location: 50 Gaol Road, Bendigo

Municipality: Greater Bendigo City

All of the place shown hatched on Diagram 1642 encompassing Crown Allotment 15 Section 89C at Bendigo, Parish of Sandhurst.

Dated 18 April 2024

STEVEN AVERY

Executive Director

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>

FORMER GOVERNMENT CAMP PRECINCT (ROSALIND PARK)



FORMER GOVERNMENT
CAMP PRECINCT
(ROSALIND PARK)
EXCAVATION



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(ROSALIND PARK)
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EXCAVATION



FORMER GOVERNMENT
CAMP PRECINCT
(ROSALIND PARK)

Location

PALL MALL AND VIEW STREET AND BARNARD ROAD AND PARK ROAD BENDIGO, GREATER BENDIGO CITY

Municipality

GREATER BENDIGO CITY

Level of significance

Heritage Inventory Site

Heritage Inventory (HI) Number

H7724-0263

Heritage Listing

Victorian Heritage Inventory

Statement of Significance

Last updated on - August 24, 2005

What is significant?

The area known as Rosalind Park was first mapped by Surveyor George Urquhart in 1852 and designated a Government Camp to serve the local goldfields. In 1856, Gold Commissioner Joseph Panton first mooted the idea of transforming the camp of makeshift buildings and reserve into a park, but instead more permanent government buildings were erected and Bendigo Creek was transformed into a channel. In May 1861, however, 59 acres of the land were reserved and handed over to the Sandhurst Borough Council. Work commenced immediately on improvements, and in 1862 George Brown was appointed first curator. It was during these years that the name Rosalind Park (a reference to the miniature park in Shakespeare's *As You Like It*) was first used. Development progressed in the 1870s with the addition of an ornamental fence and numerous new plantings, some from Ferdinand von Mueller. Curator, Samuel Gadd, who was appointed during these years, submitted plans showing a network of paths 10 feet in width, avenues planted with shady trees, and the parkland ornamented with choice specimen trees. In 1880 a large fernery was established on its present site, and a cascade was designed by local architect William Vahland. Consisting of statues, fountains and a vaulted grotto,

the ambitious structure, which was filled-in some time this century, was partially re-instated in 1997. Three iron bridges were erected across the creek in 1882, with the Conservatory Gardens laid out in 1886 and a conservatory erected in 1897. Developments this century have included the erection of the poppet legs from the former Garden Gully Mining Company on the summit of Camp Hill in 1931, and a number of small community buildings which were removed following the recommendations of the 1995 Rosalind Park redevelopment plan.

How is it significant?

Rosalind Park is of historic, aesthetic, scientific, architectural and archaeological significance to the State of Victoria.

Why is it significant?

The Former Government Camp Precinct (now Rosalind Park) is historically significant as the site of one of the largest government camps on Victoria's goldfields; the open parkland still allows the former camp site to be readily appreciated and the reconstructed poppet legs on Camp Hill preserve the original function of the hill as a lookout. The Park symbolises the "civilising" effect of gold and is a significant example of a large, late nineteenth century public recreation reserve. Features which enhance this quality include the interface with the surrounding nineteenth century streetscape, the close proximity of significant government buildings, and the rich overlay of different uses of the Park over many years. The stone-lined Bendigo Creek channel is historically significant for its strong association with gold mining in central Bendigo, and is an important example of late nineteenth century urban infrastructure development. The conservatory in Rosalind Park's Conservatory Gardens is historically significant as the State's only surviving example of a nineteenth century conservatory in a public park.

Rosalind Park is archaeologically significant for its potential to demonstrate the occupation and use of the site relating to the government camp activities in particular to the gold mining. It is also significant as the known location of three burials of executed prisoners from the HM Prison between 1885 and 1897.

The Former Government Camp Precinct in Bendigo (now Rosalind Park) has the potential to demonstrate the occupation and use relating to the former Government Camp Precinct, through sub-surface features and artefacts - particularly in the years associated with the gold rush in the mid-1800s.

Rosalind Park is aesthetically and scientifically (horticulturally) important for the retention of its nineteenth century layout, its significant plantings, some dating from the 1870s, its differing levels of horticultural intensity, the avenues of elms, oaks and palms, and fernery, including water features, bridges, rockeries, gravel paths, and a fern and palm collection. Aesthetically significant garden elements include the 2 ivy baskets in the Conservatory Gardens, 3 iron bridges over Bendigo Creek, the iron fencing and gates, the collection of statuary, and the original remnants of the cascade which are highly significant for forming the only known garden construction of this type in the State. Significant trees include; *Umbellularia californica*, the only known example in Victoria; *Flindersia australis* (only three in Victoria), *Araucaria bidwillii* (near the View Street entrance), *Afrocarpus falcata*; eight *Washingtonia filifera* (Conservatory Garden); *Waterhousea floribunda* (near the Queen Victoria statue); and *Jubaea chilensis*. Statuary which contributes to the aesthetic significance of the park includes; the white marble statue of Daphne (1871); the bronze sculpture of George V (1938); the white marble Venus (1901); the metal composition of man and animals (c.1899); the George Lansell Monument (after 1906); the James Curnow Memorial Fountain (n.d.); the Ernest Mueller Bust (c.1910); the Queen Victoria Monument (1903); the Nude with Snake (n.d.); and the Sir John Quick Bust (1934).

[Source: Victorian Heritage Register]

Archaeological Significance	The Former Government Camp Precinct in Bendigo (now Rosalind Park) has the potential to demonstrate the occupation and use relating to the former Government Camp Precinct, through sub-surface features and artefacts - particularly in the years associated with the gold rush in the mid-1800s.
Other Names	Rosalind Park, GOVERNMENT RESERVE,
Hermes Number	8563

Property Number

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

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Place Details

[Send Feedback](#)

Camp Hill (Central) State School No 1976, Rosalind Pk, Bendigo, VIC, Australia

Photographs



List	Register of the National Estate (Non-statutory archive)
Class	Historic
Legal Status	Included place before RNE closed. Record for reference only, no statutory basis (21/03/1978)
Place ID	4308
Place File No	2/06/200/0019

Statement of Significance

Perhaps grandest state school in Victoria and an outstanding feature of this important city. It is designed in typical state school Gothic Style however its vast scale, asymmetrical form, intact facades and superb detailing make building greatly significant. It is dominated by fine tower which once served as city's fire lookout . Entrance doorway and first floor and window to south facade and expressed east staircase are distinctive and unusual features.

(The Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was mainly provided by the nominator and has not yet been revised by the Commission.)

Official Values Not Available

Description

Erected by the Education Department under the supervision of its chief architect H R Bastow. Contractor was T Covley. This extensive two storey brick structure is located on a steeply sloping site. The principal facade faces south and comprises a dominating centre section with classroom wings radiating to each side giving an asymmetrical composition. The tower once accommodated the city fire bell and look out.

History Not Available

Condition and Integrity

Few alterations have been made to the building since it was originally constructed, it is still in use as a school and is in a sound structural condition.

Location

Gaol Rd, Rosalind Park, Bendigo.

Bibliography

NATIONAL TRUST OF AUSTRALIA (VICTORIA), FILE NO. 3170. BENDIGO
ADVERTISER. NOV-DEC 1877.

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